

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 10, 2022 (6PM)
Via Zoom.com
(Subject to Board's Approval)

Board members present: Craig Nicholson, Chris Hall, Colin Smith, Howard Lange and Joe Mora

Homeowners present: Tamara Simmons, Bill Rauch, Owen Roth, Joe Mora, Chris Hall

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:01PM

Owners Requests:

Tamara Simmons: Wants to replace window and patio door, will send quote from vendor to board for approval. Also requesting an EV charging reevaluation of her bill.

Joe Mora: Requesting new flooring approval for his bathrooms. Colin moved to approve as long as it abides by the noise specs. Chris seconded. Unanimous with Joe abstaining.

Chris Hall: Suggested reorganization of website. Also noticed a floodlight too bright across from Gym. Add pathway pagoda lights to new DG pathway between 7628 and 7610? Colin will meet with electrician to show where lights are needed.

Owen Roth and Bill Rauch: Observing

Approval of Prior Meeting Minutes: Colin moved to approve minutes from 2/10 with changes to Old Business G: Board discussed bulb out lollipop signs and unit numbers, and change to New Business L: there was no second to bike purge. Joe seconded. Unanimous. Colin moved to accept minutes from 2/23 with change of Howard Lange being absent. Joe seconded. Unanimous with Howard abstaining.

Vendor: Commend Bartlein for newsletter information. Thank Jose for his hard work, thank Ashley for keeping pool water clean, thank Matt for fixing loose floorboard at sauna and fixing toilet at pool. Trash enclosures still need to be wrapped with moisture barrier paper.

Landscape Report: Mulching finished. Hole coring finished at trash enclosures. Fence repair to start mid-April. Jose out last couple weeks. Add light to corner of Hollister and Log me in? Solar Committee: Jim Dewey added to Solar Committee.

Treasurer's Report

	Jan 21	YTD
Total Income	\$69,754.02	\$139,174.03
Op. Expenses	44,004.22	60,827.83
Reserve Expenditures	15,245.00	48,145.00
Total Expenditures	59,249.22	108,972.83
Transfer to Op Reserve	(10,504.80)	(30,201.20)
Transfer from Op Res	29,266.00	58,532.00
Transfer to Reserve	(29,266.00)	(58,532.00)
Transfer from Reserve	0.00	0.00
Balance in Savings	\$ 2,373,027.20	
Due from Unit Owners	\$ 4,767.88	
Total Assets	\$ 2,382,795.08	

Operating Expenses are about 4.8%+ below on cash basis

Treasurer's Report unanimously accepted (Colin moved & Joe seconded) Colin Moved to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Associations budget or otherwise approved by the board. Joe seconded. Unanimous

Old Business:

- a. Dry rot repair and approval/ratification of invoices/proposals: Beachside invoice for \$15,040 for new carport beams. Colin moved to ratify Joe seconded. Unanimous. Unit 204 dry rot noticed on Creekside of building. 7638 siding repair needed.

- b. Updating governing docs: Schedule another meeting 3/24/22 at 6pm via zoom
- c. 7632 foundation work: In progress
- d. Repairs DG pathway, sidewalks: trash enclosure repairs in progress
- e. Gym: Waiting on Johnson Fitness to provide proper documentation so they can install flooring and bumpers
- f. Pool facilities & COVID: Bromine instead of Chlorine? Chris moved to have James investigate cost involved. Colin seconded. Unanimous. Sauna boards splintering Don will check it out. Hot water not working in showers. Parts were ordered.
- g. Address signs: 7620, 7622, 7626, 7630, 7624 get bids for replacement.
- h. EV charging: Request from 7620 #219 (Doty): Let owners know what was done to accommodate Tamaras unit. Joe moved to accept request for EV charger with conditions that they have same rules as Tamara. Chris seconded. Unanimous.
- i. Building Plans: Tabled
- j. Bike Racks and Purging: Purge June 15. Chris moved to accept June 15 date and send notice to owners. Joe seconded. Unanimous

New Business

- a. Committees: remove from new business
- b. Book exchange: Littlelibrary.org. Contact Chris with ideas
- c. #337 front door light: Colin moved to approve Hampton Bay light. Joe seconded. Unanimous. #267 floor: Chris moved to approve as long as they follow sound proofing guidelines. Colin seconded. Unanimous. #135 utility doors: tabled
- d. Building Plans: Tabled
- e. Cleaning lattice frame work at carports: Ask Master Clean for quote
- f. Cement Culvert behind 7632 and 7634: Joe will provide quote
- g. Reserve Study: Joe moved JD Brooks to do reserve study for \$1,980. Colin seconded. Unanimous.
- h. Recording liens: none

Summary of last Executive Session: Unit fined.

Next Meeting 4/14/21 at 6PM, Via Zoom.com

Meeting adjourned at 8:15PM

Submitted by: Matt Mora